

In-City Summary Report
 NWMLS Area 380, 385, 390, 700, 701, 705, 710
 Residential and Condominium, Active Inventory, and Pending Sales

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD	Total for Entire Year	
2004 # of Active Listings	1,861	1,801	1,856	1,881	1,989	2,010	1,961	1,895	1,939	1,886	1,563	1,147	1,816	-17%	A
# of Pending Transactions	536	778	1,005	947	960	1,067	892	809	809	806	786	540	9,935	7%	T
Average Median List Price	285,505	313,517	333,861	335,155	341,613	341,814	335,624	336,744	334,732	422,903	351,036	351,333	341,382	10%	TA
Months Supply of Inventory	3.5	2.3	1.8	2.0	2.1	1.9	2.2	2.3	2.4	2.3	2.0	2.1	2.2	-23%	TA
2003 # of Active Listings	2,170	2,269	2,315	2,398	2,461	2,490	2,337	2,117	2,226	2,101	1,786	1,728	2,200	2,200	A
# of Pending Transactions	484	637	771	788	825	860	917	863	782	1,365	542	471	9,305	9,305	T
Average Median List Price	310,467	319,264	316,816	294,859	308,970	316,749	311,885	310,877	319,550	295,394	324,926	314,078	310,476	\$ 310,476	TA
Months Supply of Inventory	4.5	3.6	3.0	3.0	3.0	2.9	2.5	2.5	2.8	1.5	3.3	3.7	2.8	2.8	TA
2002 # of Active Listings	1,743	1,746	1,788	1,988	2,163	2,240	2,251	2,209	2,591	2,529	2,301	1,706	2,105	2,105	A
# of Pending Transactions	495	594	583	641	771	614	646	669	594	629	568	459	7,263	7,263	T
Average Median List Price	273,523	296,544	299,535	296,705	291,753	308,211	284,912	304,892	304,021	303,624	299,433	300,482	297,141	\$ 297,141	TA
Months Supply of Inventory	3.5	2.9	3.1	3.1	2.8	3.6	3.5	3.3	4.4	4.0	4.1	3.7	3.5	3.5	TA
2001 # of Active Listings	1,250	1,543	1,734	2,005	2,149	2,261	2,203	2,128	2,356	2,302	2,195	1,639	1,980	1,980	A
# of Pending Transactions	497	556	631	601	689	646	638	616	467	521	537	447	6,846	6,846	T
Average Median List Price	277,261	280,996	289,281	283,832	272,636	291,627	285,091	295,217	285,471	281,713	274,877	279,595	283,349	\$ 283,349	TA
Months Supply of Inventory	2.5	2.8	2.7	3.3	3.1	3.5	3.5	3.5	5.0	4.4	4.1	3.7	3.5	3.5	TA
2000 # of Active Listings	945	965	1,070	1,170	1,420	1,507	1,505	1,442	1,787	1,781	1,525	1,193	1,359	1,359	A
# of Pending Transactions	420	653	663	649	664	579	573	669	555	593	554	336	6,908	6,908	T
Average Median List Price	278,294	272,953	264,706	262,905	282,973	273,140	259,951	268,383	269,348	271,299	268,173	275,620	270,315	\$ 270,315	TA
Months Supply of Inventory	2.3	1.5	1.6	1.8	2.1	2.6	2.6	2.2	3.2	3.0	2.8	3.6	2.4	2.4	TA

In-City by Price Range
NWMLS Area 380, 385, 390, 700, 701, 705, 710
Residential Only, Active Inventory, and Closed Sales

2004															
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Sales September	Closed Sales October	Sales November	Sales December	Total	12/31/04 by List Price	Months Supply of Inventory *
\$0 to \$249,999	85	58	66	69	67	75	66	51	49	54	49	57	746	47	1
\$250,000 to \$349,999	139	127	179	206	201	210	212	213	161	167	160	159	2,134	152	1
\$350,000 to \$499,999	101	117	162	191	197	268	254	216	183	189	200	229	2,307	207	1
\$500,000 to \$749,999	44	45	53	84	97	101	117	96	82	82	83	111	995	117	1
\$750,000 to \$999,999	11	4	17	31	30	34	34	25	24	21	31	27	289	46	2
\$1,000,000 to \$1,499,999	6	9	16	8	5	11	10	8	20	8	9	14	124	29	2
\$1,500,000 and up	6	1	11	12	6	10	2	6	13	6	7	8	88	60	8
Totals	392	361	504	601	603	709	695	615	532	527	539	605	6,683	658	1

2003															
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Closed Sales September	Closed Sales October	Closed Sales November	Closed Sales December	Total - Does not include shaded months	Active on 12/31/03 by List Price	Months Supply of Inventory *
\$0 to \$249,999	69	97	78	82	94	83	88	83	76	101	64	69	984	92	1
\$250,000 to \$349,999	114	169	187	192	223	216	243	213	246	244	163	155	2,365	187	1
\$350,000 to \$499,999	90	96	122	138	156	159	168	143	156	189	133	127	1,677	191	2
\$500,000 to \$749,999	40	38	56	74	68	68	71	78	85	73	55	59	765	101	2
\$750,000 to \$999,999	6	9	15	17	21	16	20	7	17	21	13	19	181	53	3
\$1,000,000 to \$1,499,999	2	5	6	7	6	2	10	8	6	8	10	6	76	35	6
\$1,500,000 and up	3	2	3	3	4	7	5	8	6	6	4	7	58	66	9
Totals	324	416	467	513	572	551	605	540	592	642	442	442	6,106	725	2

% Change															
Sales Price	Closed Sales January	Closed Sales February	Closed Sales March	Closed Sales April	Closed Sales May	Closed Sales June	Closed Sales July	Closed Sales August	Sales September	Closed Sales October	Sales November	Sales December	Total	Active by List Price	Months Supply of Inventory *
\$0 to \$249,999	23%	-40%	-15%	-16%	-29%	-10%	-25%	-39%	-36%	-47%	-23%	-17%	-24%	-49%	-38%
\$250,000 to \$349,999	22%	-25%	-4%	7%	-10%	-3%	-13%	0%	-35%	-32%	-2%	3%	-10%	-19%	-21%
\$350,000 to \$499,999	12%	22%	33%	38%	26%	69%	51%	51%	17%	0%	50%	80%	38%	8%	-40%
\$500,000 to \$749,999	10%	18%	-5%	14%	43%	49%	65%	23%	-4%	12%	51%	88%	30%	16%	-38%
\$750,000 to \$999,999	83%	-56%	13%	82%	43%	113%	70%	257%	41%	0%	138%	42%	60%	-13%	-39%
\$1,000,000 to \$1,499,999	200%	80%	167%	14%	-17%	450%	0%	0%	233%	0%	-10%	133%	63%	-17%	-64%
\$1,500,000 and up	100%	-50%	267%	300%	50%	43%	-60%	-25%	117%	0%	75%	14%	52%	-9%	-20%
Totals	21%	-13%	8%	17%	5%	29%	15%	14%	-10%	-18%	22%	37%	9%	-9%	-34%

* Months supply of inventory is calculated by dividing Active Inventory by the number of closed sales for the last month, rounded to the nearest month.